

EAST HEMPFIELD 3 BEDROOM HOME

Saturday, December 13, 2025 • 2pm

**1365 STEVENS ST.
MANHEIM, PA 17545**

This well-maintained three-bedroom home sits on over an acre of land and is surrounded by similar properties and scenic farmland. **The main floor features** a welcoming living room, a custom eat-in kitchen, a formal dining area, a cozy family room with a fireplace, and a convenient powder room. **The floor continues with** three bedrooms, a full bathroom, a bright four-seasons sunroom, and a dedicated laundry area with ample storage. **Additional amenities include** a large unfinished basement with Bilco doors, an attached oversized two-car garage, and a stamped concrete patio—**perfect for enjoying the spacious backyard!**



**Open Houses: Sat. Nov. 29, 10am-12pm
& Mon. Dec. 1, 4:30pm-6pm
Or Call For An Appointment**



FEATURES



CUSTOM KITCHEN



FIREPLACE



FOUR SEASONS SUN ROOM

Auction for: David T. Hershey
Attorney: Jay Clark

LEAD AUCTIONEER: Phil Nissley



 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

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Type: Ranch
Construction: Frame
Exterior: Vinyl Siding
Roof: Composition Shingle
Garage: Attached Oversized 2-Car
Square Footage: 1,844 sq. ft.
Lot Size: 1.10 acres
Year Built: 1985

Heating/Cooling: Geo Thermal Heat & Cooling
Water/Sewer: Well Water / Public Sewer
Zoning: Agricultural
Taxes: \$6,849
School District: Hempfield SD
Township: East Hempfield Twp.

Main Floor

Kitchen/Family Room, 23'6 x 15'15, vinyl and carpet, fireplace, built in's, access to sun porch

Living Room/Dining Room, 27'4 x 14'13, carpet, chair rail

Bedroom, 11'5 x 10', carpet, closet

Bedroom, 11'8 x 14', carpet closet

Master Bedroom, 14'5 x 14'10, carpet, double closets, access to hall bath

Full Bathroom, 10'2 x 7', vinyl, tub/shower

Laundry, 11'8 x 7'2, vinyl, closet

Half Bathroom, 3' x 7', vinyl

Sun Porch, 13'6 x 17'16, carpet, ceiling fan

Basement

Unfinished

**All Measurements Approximate*



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.